Housing Land Use and Zoning Committee Meeting
Tuesday, March 13th
6:30 P.M.
Location: Broadway Housing Communities, 583 Riverside Drive, 7th fl. (Art Gallery)

Committee Members:
April Tyler, Co-Chair (present), Signe Mortensen, Co-Chair (present)
Annette Robinson (present), Walter South (present), Barry Weinberg (present), Ilana Mercado (present)

CB9 members: Arnold Boatner (present)

Public Members: Olga Salcedo (present), Anita Cheng (absent)

Community Members:
Cynthia Delarosa
Adela Herrera
Mark Irgang
Orli Irgang
Vaughn Jackson

Liz Waytkus
Sylvia Tyler
Ellen Handy
Venice Beckford
Karen Ward-Gamble

Christopher Therkorn
Yuen Chin
Ronnie Shumake
Carrie Abraham

AGENDA

I. Call to Order – 6:42p (Ilana, Arnold)

II. Adopt Agenda - yes (Ilana, Walter)

III. Adopt Minutes – minutes not available

IV. Introductions/Presentations/Announcements
   a) Argis Community
   - 730 St Nicholas – landmarked – to become a health care clinic for opiate and addiction rehab; Hours – 6:30a-5pm
   - No longer having residential floors above; will now be admin space or additional clinic space. No one will be living upstairs
   - Adding wheelchair access and fire escape (does this require an amended application and require CB9 support again?)
   - Concerns were brought up about loitering; Charles Rangel example; a saturation of rehab facilities in the area.
     - Argis will continue to work with community to ensure secure control and be good neighbors
   - Will there be Youth Services?
     - They do presentations in schools

   b) PS90
   - Chris Therkorn presented letter of support and situation at his building in PS90
   - They are in litigation with L&M regarding faulty construction
   - Though we sympathize we can't write resolution on this specific issue as it is not in our board. We can however write a letter against these sorts of tactics.
   - Chris wants awareness and help from press. To date the big press see it as too small.
• Ilana extended invitation to join forces with her building to build support. We encouraged them to build support with other buildings in similar situation and we will support as possible.

  c) 125th/Broadway Development
• building from Broadway down to C-town on 125th; business leases are expiring in 2 years – they will offer new leases to existing businesses, but no promises.
• Asking for R9A zoning – inclusionary affordable housing, looking at 16 floors, were thinking rentals but would consider co-ops.
• have already spoken with Barb from 125th BID; she supports because they support small business; could be an example of how new development and small business can work
• Arnold B suggested they build a new subway station to go ADA complicate and give more access to shopping and visitors.
• Ilana- suggested affordable art space and housing
• April- recommended a visioning meeting with community including Grant Houses

V. Old Business
 a) NYCHA Update – first forum is March 28th! Maintenance/Repairs
• Scheduled flyering days for March 17th and March 21st.
  b) WHDC Affordable Housing Committee Update
• Looking for partners to funnel $ for affordable housing
• Areas in need of funding: 1) TPT shareholder purchase price loans (already started with 644 Riverside); 2) HDFC – 8 buildings in danger of foreclosure – use $ to help bring buildings back to co-ops; 3) Buildings in TPT with debt from developer; 4) Claw back rent stabilized apartments – legal services
  c) HDFC Update
• Multiple versions of RA have been presented to HPD, they listened but no commitments
• HDFC proposals – all continue to qualify for tax exemption
  o Buildings in good health – no RA
  o Buildings that need/ask for help – RA light, checklist for compliance
  o Building in danger – RA light, submit documents & reduction in taxes
  o Buildings in peril – manager, resale restrictions until out of issue over years – deeper reduction in taxes
• April 26th – TPT & HDFC City Council Hearing
d) Bro/Sis
• Concerns about the loss of a structurally sound historical building being demolished; R6A zoning is problematic
• Barry & Ilana will draft a letter to Bro-Sis & elected that explain concerns raised
e) Wilson Major Morris
• Have requested a resolution – holding over for more information
  f) Hamilton Theater Update
• Submitted a grant request to Living Neighbors for support of community input process.

VI. Action Items
 a) Letter of Support PS90
 b) Letter of Opposition BHSS

VII. New Business
 a) none

VIII. Adjourn – 9:33p

Next Meeting: Tuesday, April 10th 2018 6:30pm – 583 Riverside Dr- 7th Floor